

TOWN of LOS GATOS

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	30,100
Annual Single-Family Units Permitted (1996-98, Avg.):	65
Annual Multi-Family Units Permitted (1996-98, Avg.):	5
Total Annual Residential Units Permitted (1996-98, Avg.):	71

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	N
<input type="checkbox"/> 13. Water Connection Fees	-	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	N

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

Resolution-69 (1998)
Resolution-67 (1996)
Resolution-88 (1992)

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No- not enough vacant land available.

ii. Expected Location of New Subdivision in this Jurisdiction:

Winchester @ Knowles
Northern Los Gatos

iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-no common amenities; no open space requirement
-Affordable Housing Dedication:	-10% of total project units must be set aside for below market price units
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, seismic, traffic, geotechnical, noise, others required depending on the site, arborist

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	88.03
Private Garage Valuation Price per Sq. Ft.	24.86
Total Valuation per Unit	230,019
Total Valuation per 25 Unit Subdivision Model	5,750,475

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
Architecture and Site Application Fee	flat per unit	1,983	49,575
General Plan Amendment Fee	included in Planned Unit Development Fee		-
Zone Change Application Fee	included in Planned Unit Development Fee		-
Planned Unit Development Fee	flat		13,452
Planning Plan Check Fee	flat		308
Tentative Map Fee	flat		6,325
Final Map Fee	flat		6,650
Landscape Review	flat		510
Initial Environmental Study	flat		2,500
Negative Declaration Fee	flat		1,464
Traffic Study	estimate ¹		7,000
Traffic Study Review	378 flat + 10% of traffic study		1,078
Route 85 Study Planning Charge ²	10% of (Application Fee + PUD Fee + Tentative Map Fee)		6,935
Advanced Planning Special Project Plan App.	10% of (Application Fee + PUD Fee + Tentative Map Fee)		6,935
General Plan Update Fee	10% of (Application Fee + PUD Fee + Tentative Map Fee)		6,935
Subtotal Planning Fees			109,667

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,550	38,750
Architectural Plan Check Fee	65% of Building Permit Fee @ 1008/unit		25,200
Permit Tracking Fee	4% of (Application Fee + PUD Fee + Tentative Map Fee)		2,774
Engineering Plan Check Fee	schedule based on val'n of improvements (500,000)		6,600
Engineering Inspection Fee	schedule based on val'n of improvements (500,000)		12,300
Engineering Permit Tracking	4% of Engineering Plan Check Fee		264
Grading Plan Check Fee	schedule based on CY		3,600
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	23.00	575
Building Permit Issuance Fee	25/permit	25	625
Blueprint, Microfilm, Copy Fees	30 @ 3/sheet		90
Computer Fees	flat per unit		1,550
New Address Fee	flat per unit	50	1,250
Electrical Permit Fee	based on sf	150	4,350
Plumbing Permit Fee	based on sf	150	3,750
Mechanical Permit Fee	based on sf	100	2,500
Electrical Permit Issuance Fee	25/permit	25	625
Plumbing Permit Issuance Fee	25/permit	25	625
Mechanical Permit Issuance Fee	25/permit	25	625
Electrical Plan Review Fee	25% of permit fee	37.50	938
Plumbing Plan Review Fee	25% of permit fee	37.50	938
Mechanical Plan Review Fee	25% of permit fee	25.00	625
Grading Permit Fee	schedule based on CY		6,300
Title XXIV Energy Compliance Fee	50% of Building Permit Fee @ 775/unit		19,375
Construction Tax	flat per unit	450	11,250
WVSD Sewer Permit Fee	163/permit	163	4,075
WVSD Sewer Plan Check Fee	2% of est. cost (26,700)		534
WVSD Sewer Inspection Fee	8% of est. cost (26,700)		2,136
Subtotal Plan Check, Permit & Inspection Fees			152,224

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Local Traffic Impact Fee	flat per unit	5,730	143,250
West Valley Sanitation Dist. - Sewer Service Fee	flat per unit	198	4,950
Sewer Impact Fee	flat per unit	1,000	25,000
Storm Drainage Connection Fees	flat per unit	825	20,625
City - Park Tax	flat per unit	100	2,500
City - Road Impact Fee	flat per unit	261	6,525
City - Utility Tax	flat per unit	450	2,250
Los Gatos USD - School Impact Fees	1.93 / sf	4,825	120,625
Subtotal Infrastructure, Impact & District Fees			325,725

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	587,616
Total Fees per Unit (total from above / 25 units)	23,505

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?

Yes

ii. Expected Location of New Infill Unit in this Jurisdiction:

Hernandez Ave.
Southwest Los Gatos

iii. Expected Environmental Assessment Determination:

Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructural standards; on site tree planting
-Typical Reporting	-soils, geotechnical

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	88.03
Private Garage Valuation Price per Sq. Ft.	24.86
Total Valuation per Model	230,019

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
Architecture and Site Application Fee	flat per unit	2,644
Planning Plan Check Fee	flat	308
Advanced Planning Special Project Plan App.	10% of Application Fee	264
Subtotal Planning Fees		3,216

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,550
Architectural Plan Check Fee	65% of Building Permit Fee @ 1008/unit	1,008
Permit Tracking Fee	4% of Application Fee	106
Grading Plan Check Fee	schedule based on CY	600
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	23.00
Building Permit Issuance Fee	25/permit	25
Blueprint, Microfilm, Copy Fees	15 @ 3/sheet	45
Computer Fees	flat per unit	62
New Address Fee	flat per unit	50
Electrical Permit Fee	based on sf	150
Plumbing Permit Fee	based on sf	150
Mechanical Permit Fee	based on sf	100
Electrical Permit Issuance Fee	25/permit	25
Plumbing Permit Issuance Fee	25/permit	25
Mechanical Permit Issuance Fee	25/permit	25
Electrical Plan Review Fee	25% of permit fee	37.50
Plumbing Plan Review Fee	25% of permit fee	37.50
Mechanical Plan Review Fee	25% of permit fee	25.00
Grading Permit Fee	schedule based on CY	861
Title XXIV Energy Compliance Fee	50% of Building Permit Fee @ 775/unit	775
Construction Tax	flat per unit	450
WVSD Sewer Permit Fee	163/permit	163
Subtotal Plan Check, Permit & Inspection Fees		6,294

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Local Traffic Impact Fee	flat per unit	5,730	5,730
West Valley Sanitation Dist - Sewer Service Fee	flat per unit	198	198
Sewer Impact Fee	flat per unit	1,000	1,000
Storm Drainage Connection Fees	flat per unit	825	825
City - Park Tax	flat per unit	100	100
City - Road Impact Fee	flat per unit	261	261
City - Utility Tax	flat per unit	450	450
Los Gatos USD - School Impact Fees	1.93 / sf	4,825	4,825
Subtotal Infrastructure, Impact & District Fees			13,389

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above) **22,899**

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? No- not enough vacant land available and the density is too high.

ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction: Winchester Ave. @ Knowles
Northern Los Gatos

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-guest parking; minimum of 200 sf per unit of private open space and a minimum of 100 sf per unit of common open space
-Affordable Housing Dedication:	-10% of total project units must be set aside for below market price units
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, seismic, traffic, geotechnical, noise, arborist others required depending on the site

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	88.03
Private Garage Valuation Price per Sq. Ft.	24.86
Total Valuation per Unit	93,002
Total Valuation per 45 Unit Subdivision Model	4,185,090

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Architecture and Site Application Fee	flat		3,328
General Plan Amendment Fee	included in Planned Unit Development Fee		-
Zone Change Application Fee	included in Planned Unit Development Fee		-
Planned Unit Development Fee	flat		13,452
Use Permit	flat		472
Planning Plan Check Fee	flat		171
Landscape Review	flat		510
Initial Environmental Study	flat		2,500
Negative Declaration Fee	flat		1,464
Traffic Study	estimate ¹		7,000
Traffic Study Review	378 flat + 10% of traffic study		1,078
Route 85 Study Planning Charge ²	10% of (Application Fee + PUD Fee)		1,678
Advanced Planning Special Project Plan App.	10% of (Application Fee + PUD Fee)		1,678
General Plan Update Fee	10% of (Application Fee + PUD Fee)		1,678
Subtotal Planning Fees			35,009

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	855	38,475
Architectural Plan Check Fee	65% of Building Permit Fee @ 556/unit		25,020
Permit Tracking Fee	4% of (Application Fee + PUD Fee)		672
Engineering Plan Check Fee	schedule based on val'n of improvements		3,790
Engineering Inspection Fee	schedule based on val'n of improvements		6,680
Engineering Permit Tracking Fee	4% of Engineering Plan Check Fee		152
Grading Plan Check Fee	schedule based on CY		6,600
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	9.31	419
Building Permit Issuance Fee	25/permit	25	1,125
Blueprint, Microfilm, Copy Fees	30 @ 3/sheet		90
Computer Fees	flat per unit	62	2,790
New Address Fee	flat per unit	50	2,250
Electrical Permit Fee	based on sf	60	2,700
Plumbing Permit Fee	based on sf	60	2,700
Mechanical Permit Fee	based on sf	40	1,800
Electrical Permit Issuance Fee	25/permit	25	1,125
Plumbing Permit Issuance Fee	25/permit	25	1,125
Mechanical Permit Issuance Fee	25/permit	25	1,125
Electrical Plan Review Fee	25% of permit fee	15.00	675
Plumbing Plan Review Fee	25% of permit fee	15.00	675
Mechanical Plan Review Fee	25% of permit fee	10.00	450
Grading Permit Fee	schedule based on CY		12,300
Title XXIV Energy Compliance Fee	50% of Building Permit Fee @ 427.50/unit		19,238
Construction Tax	flat per unit	450	20,250
WVSD Sewer Permit Fee	163/permit	163	7,335
WVSD Sewer Plan Check Fee	2% of est. cost (30,000)		600
WVSD Sewer Inspection Fee	8% of est. cost (30,000)		2,400
Subtotal Plan Check, Permit & Inspection Fees			162,561

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Local Traffic Impact Fee	flat per unit	3,972	178,740
West Valley Sanitation Dist - Sewer Service Fee	flat per unit	198	8,910
Sewer Impact Fee	flat per unit	1,000	45,000
Storm Drainage Connection Fees	flat per unit	330	14,850
City - Park Tax	flat per unit	40	1,800
City - Road Impact Fee	flat per unit	108	4,860
City - Utility Tax	flat per unit	180	8,100
Los Gatos USD - School Impact Fee	1.93 / sf	1,930	86,850
Subtotal Infrastructure, Impact & District Fees			349,110

x. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	546,680
Total Fees per Unit (total from above / 45 units)	12,148

Notes: ¹ This is a best estimate for the typical cost of the traffic report.

²Only applies to projects in the Route 85 Study Area.